

Holdings

A Modern Estate Agent



49 Swithland Lane, Leicester, LE7 7SG

£799,950

We are delighted to present this substantial, traditionally styled bay-fronted five-bedroom, five-reception-room semi-detached family home. Constructed with brick and rendered elevations beneath a pitched tiled roof, the property offers tastefully appointed and thoughtfully extended accommodation arranged over three storeys. Benefiting from gas-fired central heating and double glazing throughout, it occupies a highly regarded and much sought-after location between Loughborough and Leicester.

Summary

In brief, the genuinely spacious and versatile accommodation is arranged over three floors and comprises:

An enclosed entrance porch leading into a welcoming entrance hall with understairs storage. To the front elevation is a charming Lounge with bay window and feature focal electric fireplace, complemented by a well-proportioned Sitting Room (15'0" x 11'0") with open grate and French doors opening onto the rear garden.

The Dining Room offers bespoke fitted storage and flows through to a fully fitted Kitchen, beautifully appointed with a range of integrated appliances, granite work surfaces and a central island/breakfast bar. Beyond lies a light-filled Sun Lounge with Velux windows and French doors to the garden.

Further ground floor accommodation includes a rear hall with internal access to the garage, Cloakroom with WC, Study, and a well-equipped Utility Room.

To the first floor, the landing gives access to a superb principal Bedroom with an extensive range of fitted wardrobes and a large, five-piece En Suite Bathroom. There are three further Bedrooms, a Family Bathroom and a separate Shower Room.

The second floor provides an additional generous Bedroom, ideal as a guest suite or teenager's retreat, with useful roof storage.

The property has an extensive gravelled driveway providing ample off-road parking and access to the integral garage.

To the rear is a well-established and particularly private garden, thoughtfully arranged with paved and gravelled seating areas, a central lawn and mature shrub borders screened by privet hedging. Additional features include a greenhouse, timber garden sheds, outside lighting and water supply.

The property occupies an exclusive position within one of Leicestershire's most sought-after and prestigious residential settings, on the outskirts of the highly regarded village of Rothley, ideally located between Loughborough and Leicester and adjoining open pastureland.

Rothley offers a wide range of day-to-day

amenities including local shops, a parish church, primary school, library, traditional public houses, takeaway outlets and a variety of leisure facilities such as bowls, tennis, cricket and golf clubs.

Excellent road links are available to the A46 Western Bypass and the M1 motorway (Junctions 21a southbound and 23 northbound)

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

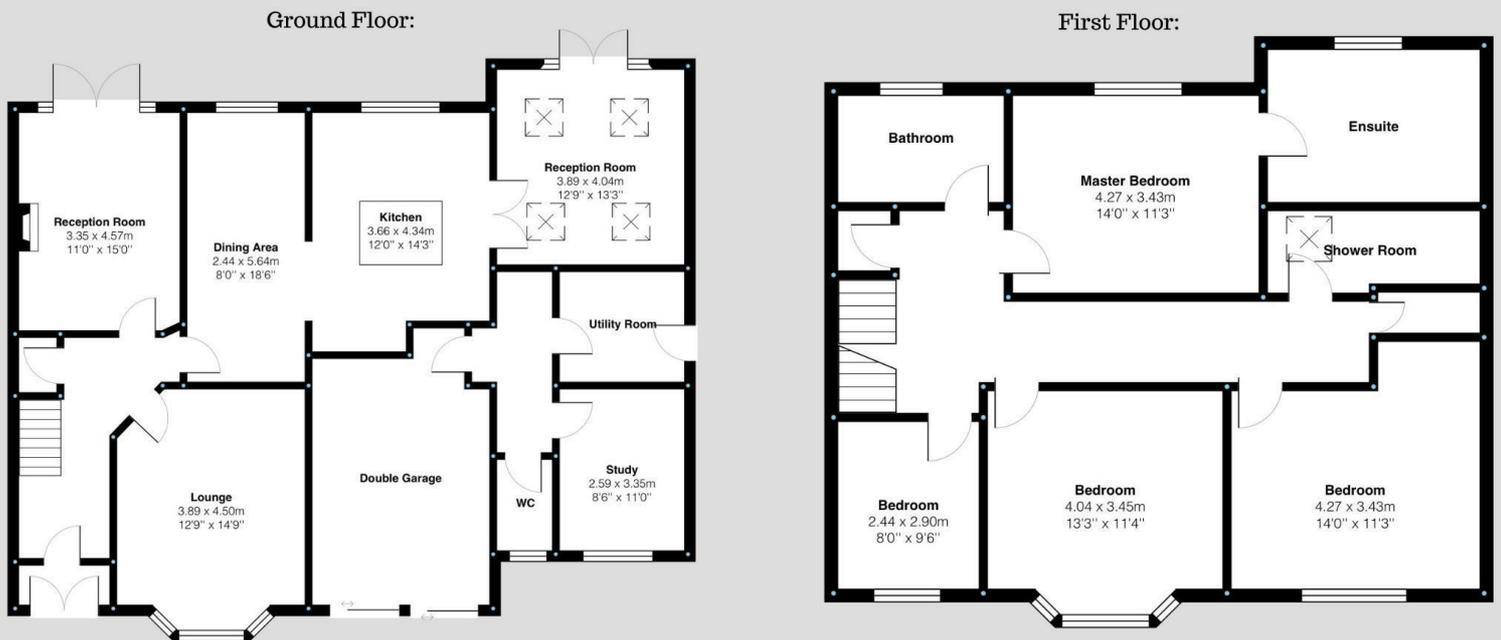
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



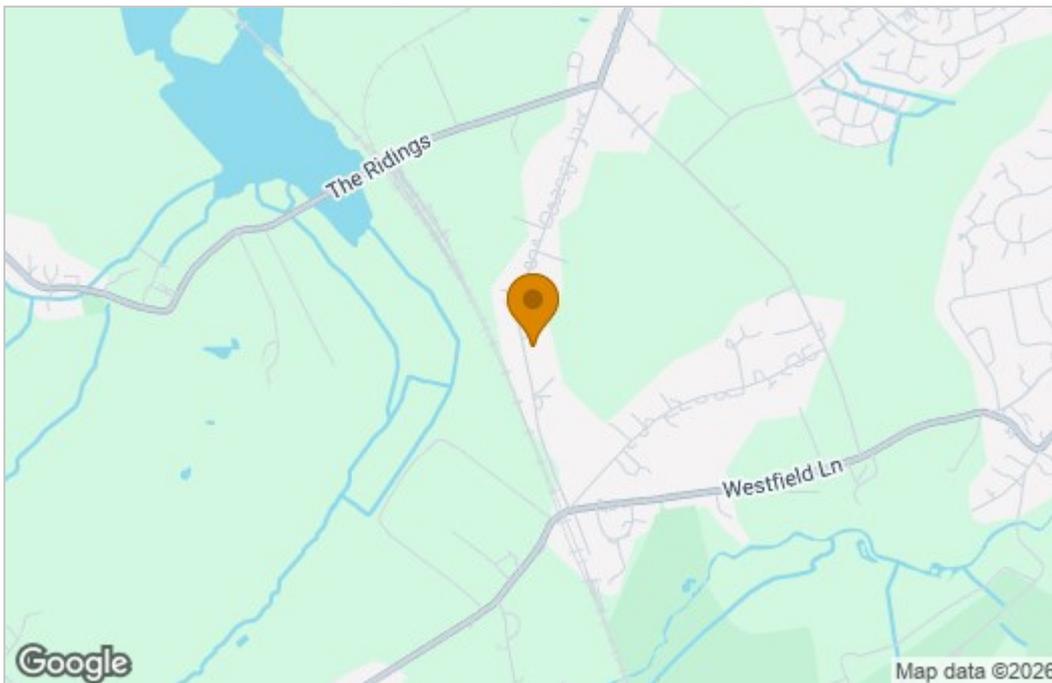
Swithland Lane, Rothley
Internal Square Footage: Approx 2530 sq.ft

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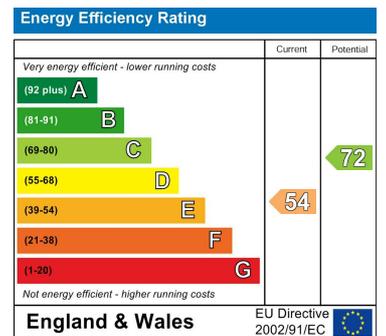
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Area Map



Energy Efficiency Graph



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